



ENERGY
BUILT GREEN
PASSIVE HOUSE
BUILDING ENVELOPE

TEL: 604-449-7789

BC Residential Tenancy Branch
5021 Kingsway
Burnaby, BC
V5H 4A5

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 2244 West 6th Avenue, Vancouver, British Columbia (the “Building”)

I am the President of Tri-Can Consulting Ltd. (“Tri-Can”) and a professional engineer. Tri-Can is a professional engineering firm, specializing in building science and energy design for residential and commercial construction. Our areas of expertise include building envelope consulting and construction management.

I oversaw the bidding process for the remediation project to the underground parking facilities (the “Project”) at the Building owned by 2244 West 6th Avenue Holdings Inc. and Vancouver No. 1 Apartments Partnership (collectively, the “Landlord”).

Tri-Can put out a call for bids from contractors in September 2022 for the Project. Three bids were received, and Tri-Can recommended that Flagship Construction & Building Envelope Restoration Ltd. (“Flagship Construction”) be selected to complete the Project. Flagship Construction was recommended because they were the most affordable option, and Tri-Can had worked with them in the past and knew they completed a lot of work in-house to keep to the budget for their clients.

The Landlord approved the recommendation and Flagship Construction was retained for the Project.

As part of Tri-Can’s consulting and construction management services, Tri-Can performed the following work for the Landlord:

- preparing a set of drawings highlighting replacement locations and scope of work to be completed by Flagship Construction;
- field review during construction to check for general conformance with the design documents and industry best practices;
- preparation of a field review report after each field review visit, including descriptions of observations, recommendations, and outstanding items; and



ENERGY
BUILT GREEN
PASSIVE HOUSE
BUILDING ENVELOPE

TEL: 604-449-7789

- certify payment.

It is anticipated that the work completed will have an estimated useful life of approximately 20 years or more . Aside from regular maintenance and minor repair work, it is estimated that The Landlord will not need to undertake a similar project for at least 20 years.

I am aware this letter will be provided to the BC Residential Tenancy Branch by the Landlord to provide information to the tribunal with respect to the scope of the Project in support of the Landlord's application for an additional rent increase for the Building.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wei Chen", is written over a light blue circular scribble.

Wei Chen, P. Eng.
President
Tri-Can Consulting Ltd.